SALES
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Barkers Est.1985

Offers Over £200,000

Featherstone Drive, Leicester, LE2 9RE

- Terraced Property
- Lounge
- Bathroom
- Council Tax Band A EPC Rating D
- Tenant in Situ
- Three Double Bedrooms
- Kitchen
- Rear Garden
- Off Street Parking
- Freehold

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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A spacious THREE DOUBLE BEDROOM terraced house in Eyres Monsell with OFF STREET PARKING, overlooking Featherstone open space.

The accommodation comprises an entrance hall, lounge, and kitchen to the ground floor.

On the first floor thee are three bedrooms and a bathroom.

This family home benefits from a fair sized rear garden.

Eyres Monsell is located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping centre.

There is currently a tenant in situ.

ENTRANCE HALL
Double glazed front door, staircase rising to first floor, radiator, door into.

LOUNGE
16'7" x 12'11" (5.08 x 3.95)
Electric fireplace, coving, sliding barn door (not included in the sale of the property), under stairs cupboard, radiator, double glazed window to front aspect.

KITCHEN
16'0" x 6'9" (4.89 x 2.08)
Fitted units with worktops, sink with drainer, gas point, space for fridge freezer, plumbing for washing machine, extractor, built tin cupboard, radiator, two double glazed windows and double glazed door to rear elevation.

OTHER ASPECT

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LANDING
Access to loft.

BEDROOM TWO
12'0" max x 9'0" (3.66 max x 2.75)
Built in cupboard, radiator, double glazed window to front aspect.

BEDROOM ONE
10'10" x 10'8" (3.31 x 3.26)
Built in cupboard, radiator, double glazed window to front aspect.

BEDROOM THREE
8'6" x 8'1" (2.61 x 2.48)
Built in cupboard housing 'Worcester' boiler, radiator, double glazed window to rear aspect.

BATHROOM
7'6" x 5'7" (2.31 x 1.71)
Bath with electric shower, pedestal wash hand basin, low level W/C, part tiled walls, radiator, two frosted double glazed windows to rear aspect.

OUTSIDE
Mainly laid to lawn with paved area, water tap and gate to side aspect and outbuilding

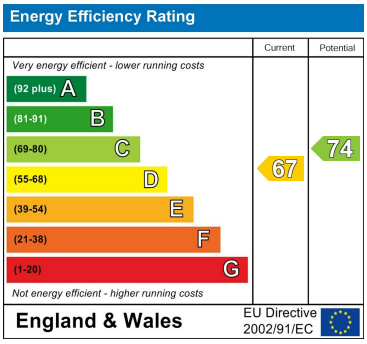
To the front of the property is a pebbled driveway providing off street parking.

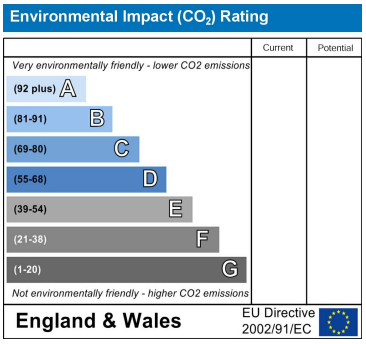
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.
MORTGAGES
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.





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THINKING OF SELLING?

WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

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